

LEGEND

- 985 --- EXISTING CONTOUR
— 985 — PROPOSED CONTOUR
--- --- APPROXIMATE PROPERTY LINE
--- · --- · --- APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
— SS — APPROXIMATE GRAVITY SEWER LINE
— FM — APPROXIMATE SEWER FORCE MAIN
— ST — APPROXIMATE STORM DRAINAGE LINE
— W — APPROXIMATE WATER LINE
— OETC — APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
— UETC — APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
— G — APPROXIMATE GAS LINE
— x — x — FENCE
- - - - - DRAINAGE SWALE/DITCH
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
~ ~ ~ ~ ~ APPROXIMATE EDGE OF WOODS
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

GENERAL NOTES

- 1) UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SITE SHOWN. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO CONSTRUCTION, FIELD VERIFY ALL UTILITY CONFLICTS AND REPORT THEM TO THE DESIGNER. ANY EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- 2) THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK AND SHALL COORDINATE ALL REQUIRED INSPECTIONS.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR SAFE CONSTRUCTION OPERATIONS AND SHALL CONFORM TO ALL APPLICABLE REGULATIONS FOR SITE SAFETY.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL APPLICABLE EROSION CONTROL MEASURES. REFER TO THE MOST RECENT PUBLICATION OF THE STATE OF VERMONT EROSION CONTROL HANDBOOK.
- 5) THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY SITE CONDITIONS NOT REPRESENTED ON THE PLANS THAT INFLUENCE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 6) THE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION TO THEIR ORIGINAL CONDITIONS. ALL GRASS LAWN AREAS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. MAINTAIN ALL TREES OUTSIDE OF THE CONSTRUCTION LIMITS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 8) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK AND UTILITIES. WORK SHALL NOT COMMENCE ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- 9) IN ADDITION TO THE REQUIREMENTS IN THESE PLANS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL LOCAL AND STATE PERMIT CONDITIONS, AS WELL AS THE MOST RECENT EDITION OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES. UNLESS OTHERWISE NOTED, ALL MATERIALS, ITEMS AND INSTALLATION PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE VERMONT AGENCY OF TRANSPORTATION (AOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 10) THE TOLERANCE FOR ALL FINISHED GRADES SHALL BE 0.1 FEET.
- 11) THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS WITHIN 10 DAYS FOLLOWING THE COMPLETION OF THE PROJECT.
- 12) HORIZONTAL AND VERTICAL DATUM REFERENCES STATE PLANE GRID AND NAVD88 RESPECTIVELY, AND IS BASED UPON GPS OBSERVATIONS TAKEN AT THE TIME OF SURVEY.
- 13) PROPERTY LINE INFORMATION BASED UPON A PLAT OF SUBDIVISION ENTITLED "SUBDIVISION OF LANDS OF MORSE FAMILY TRUST, COUNTY ROAD, EAST MONTPELIER, VERMONT", DATED JULY, 2020 AND PREPARED BY VERMONT MAPPING & SURVEYING COMPANY. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. & 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.



PO Box 65067 | Burlington VT | 05406
802-558-8081 | www.ccevt.com

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OWNER:

Morse Family
Revocable Trust,
Morse, Harry Jr.
Trustee
1168 County Rd.
Montpelier, VT 05602

PROJECT:

Morse Farm –
Proposed Minor
Subdivision
918 County Rd.
Montpelier, VT 05602

SHEET TITLE:

Overall Proposed
Conditions
Site Plan

EAST MONTPELIER



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FOR PERMITTING
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 20029

DATE: JULY 2, 2020

SCALE: 1" = 200'

REV. NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
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10		

SHEET NUMBER:

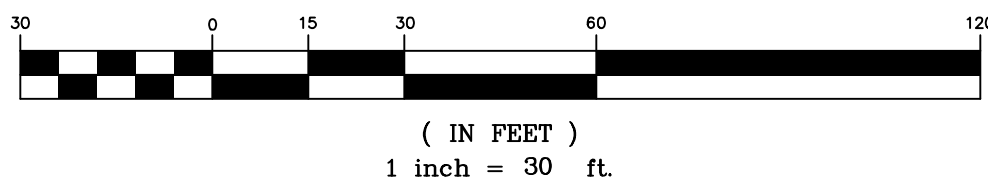
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LEGEND

- 985 --- EXISTING CONTOUR
--- 985 --- PROPOSED CONTOUR
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--- --- APPROXIMATE SETBACK LINE
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--- --- APPROXIMATE 100 YEAR FLOODPLAIN

- DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

GRAPHIC SCALE



ZONING REQUIREMENTS

ZONING DISTRICT -- RURAL RESIDENTIAL--AGRICULTURAL DISTRICT (ZONE D)
ZONING OVERLAYS -- NONE WITHIN PROJECT AREA

DIMENSIONAL REQUIREMENTS --	REQUIRED	EXISTING	PROP. LOT 1	PROP. LOT 2
MINIMUM LOT SIZE (AC) --	3	±128.57	±125.56	3.01
MINIMUM LOT FRONTAGE (FT) --	250	±2634.5	±2495.3	±139.2 ²
FRONT SETBACK (FT) --	75	47.7 ¹	73.4 ¹	47.7 ¹
SIDE SETBACK (FT) --	50	1.3 ¹	50.0	1.3 ¹
REAR SETBACK (FT) --	50	±1283	±1469	±233
MAXIMUM BUILDING HEIGHT (FT) --	35	EXISTING	EXISTING	EXISTING

FOOTNOTES:

1. REPRESENTS EXISTING NON--CONFORMING DIMENSION THIS PROJECT SEEKS TO MAINTAIN.
2. REPRESENTS PROPOSED NON--CONFORMING DIMENSION THIS PROJECT SEEKS A WAIVER FOR.

DESIGN FLOWS

PROPOSED WATER DEMAND & SEWER FLOW --

PROPOSED LOT 1 --
THREE (3) BEDROOM HOUSE @ 140 GPD/BEDROOM = 420 GPD

PROPOSED LOT 2 --
DEFERRED = 0 GPD

NOTE: SOILS INVESTIGATION PERFORMED IN CONJUNCTION WITH CARL FULLER, FROM THE VERMONT AGENCY OF NATURAL RESOURCES DRINKING WATER AND GROUNDWATER PROTECTION DIVISION, ON JULY 15, 2020.



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Morse Family
Revocable Trust,
Morse, Harry Jr.
Trustee
1168 County Rd.
Montpelier, VT 05602

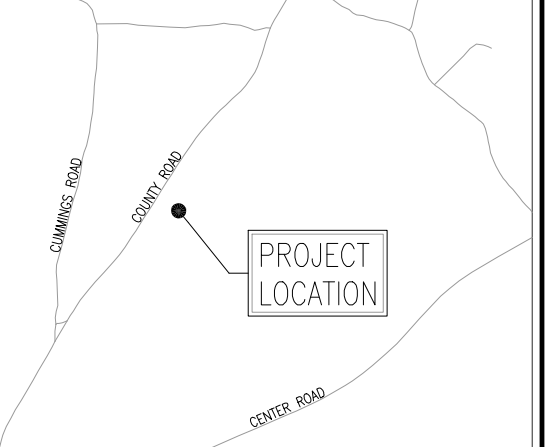
PROJECT:

Morse Farm --
Proposed Minor
Subdivision
918 County Rd.
Montpelier, VT 05602

SHEET TITLE:

Partial Proposed
Conditions
Site Plan

EAST MONTPELIER



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FOR PERMITTING
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 20029

DATE: JULY 2, 2020

SCALE: 1" = 30'

REV. NO.	DESCRIPTION	DATE
1		
2		
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SHEET NUMBER:

C2.0

I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. TERRY W. WILSON, L.S.

REFERENCES

- 1) A PLAT ENTITLED ' 2 LOT SUBDIVISION FOR TOM MORSE COUNTY ROAD, EAST MONTPELIER, WASHINGTON COUNTY, VERMONT', DATED 6/2/2008, PREPARED BY VERMONT SURVEY & ENGINEERING, INC.
- 2) A PLAT ENTITLED '200 SCALE OVERALL SITE PLAN, MORSE SUBDIVISION', DATED 8/10/2009, PREPARED BY WILSON CONSULTING ENGINEERS.
- 3) A WARRANTY DEED OF SIDNEY B. & MILDRED A. MORSE TO ELLIOT A. & FLORENCE A. MORSE, DATED 8/2/1967, AND RECORDED IN VOL. ???, PG. 369 OF THE TOWN OF EAST MONTPELIER LAND RECORDS.

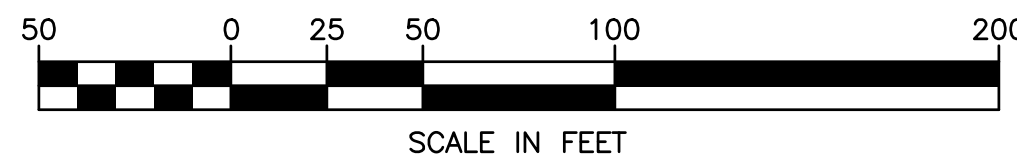
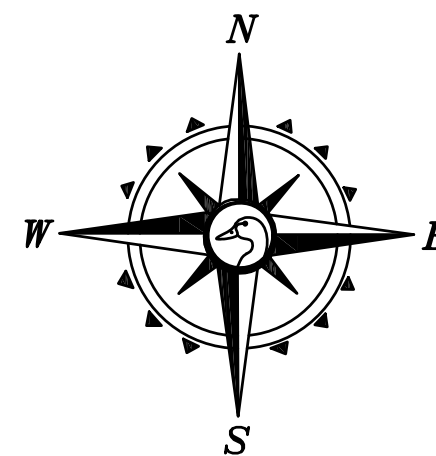
NOTES

- 1) BEARINGS ARE BASED ON STATE PLANE GRID DERIVED FROM GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
- 2) EASEMENTS OTHER THAN DEPICTED HEREON, MAY EXIST.
- 3) ENCROACHMENTS ARE AS DEPICTED HEREON.

This mylar is identical to the final plat approved by resolution of the Development Review Board of the Town of East Montpelier, Vermont on the _____ day of <month>, <year>, subject to the requirements and conditions of said resolution.
Signed this _____ day of <month>, <year>, by _____, Zoning Administrator, East Montpelier.

ZONING: D-RURAL RESIDENTIAL-AGRICULTURE DISTRICT

MINIMUM LOT SIZE =	3 ACRES
MINIMUM FRONTAGE =	250 FEET
MINIMUM SETBACK/FRONT =	75 FEET
MINIMUM SETBACK/SIDE =	50 FEET
MINIMUM SETBACK/REAR =	50 FEET
MAXIMUM HEIGHT =	35 FEET



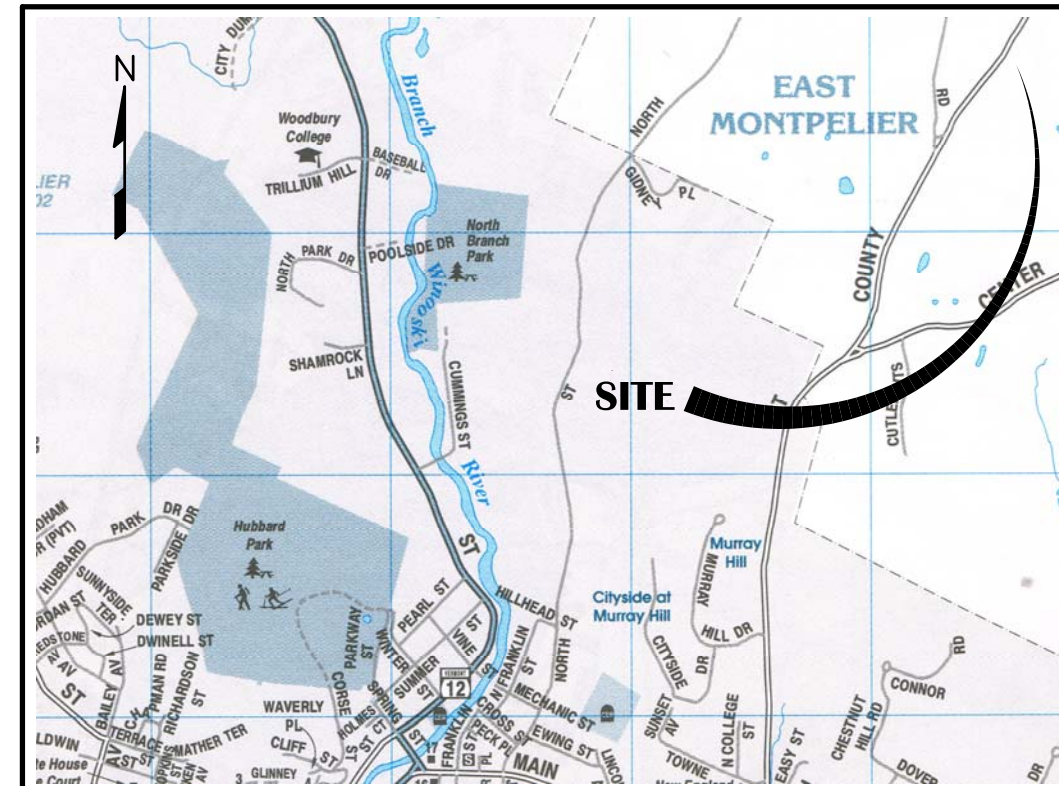
SUBJECT PARCEL
PARCEL #08-01-43.2
N/F MORSE FAMILY REVOCABLE TRUST
1168 COUNTY ROAD
MONTPELIER, VT 05602
B. 155, P. 269
B. 155, P. 272

LEGEND

---	PROPERTY LINE
- - - -	RIGHT OF WAY OR PARCEL LINE
o o o o	STONE WALL
---	WIRE FENCE
---	WOOD FENCE
o	POLE
---	GUY WIRE
●	IRON ROD SET
o	IRON PIPE FOUND
501	1' CONTOUR LINE
500	5' CONTOUR LINE
TP	TEST PIT

LOCUS

NOT TO SCALE



CERTIFICATION

I CERTIFY THAT THE SUBJECT PARCEL BOUNDARIES SHOWN HEREON ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID BOUNDARIES WERE DETERMINED FROM PERTINENT RECORDS AND RESOURCES AND EVIDENCE FOUND IN THE FIELD. THIS SURVEY WAS PERFORMED WITH AN ELECTRONIC TOTAL STATION WITH A POSITIONAL TOLERANCE LEVEL EXCEEDING 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED _____

TERRY W. WILSON, L.S. #60812 VT

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PROJ. # 20722

DATE: JULY, 2020

SCALE: AS NOTED HEREON

SURVEYED BY: TWW/MLC

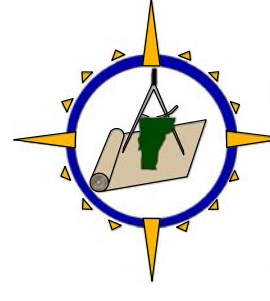
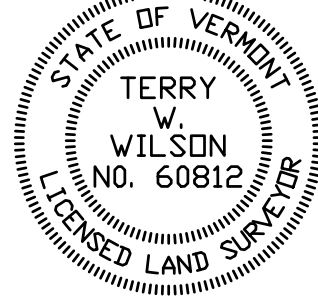
DRAWN BY: RWB

CHECKED BY: TWW

SUBDIVISION OF LANDS OF
MORSE FAMILY TRUST
COUNTY ROAD
EAST MONTPELIER, VERMONT

SHEET 1 OF 1

DWG. # M-722



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